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Town and Country Planning Department(Planning Permission)

District Town and Country Planning, Door No: 50, FCI Road, Gandhima Nagar, Ganapathy, Coimbatore .Pin 641 004

ROC No. CBE/LPA/ FBJCO68A/2024/TCP Date : 11/03/2024

From:

Joint Director / Deputy Director / Assistant Director

District Town and Country Planning, Door No: 50, FCI Road, Gandhima Nagar, Ganapathy, Coimbatore .Pin 641 004

To :

The Executive Officer,
Irugur Town panchayat/Village,
Sulur Taluk,
Coimbatore.

Sir/ Madam,

Sub : Residential Layout – District Town and Country Planning Office - Coimbatore LPA – Coimabtore District – Sulur Taluk – Irugur Town panchayat/Village - S.F Nos: 151/3B1, 151/3B2,151/3B3 & 151/3B4 for an extent of 2.30 Acre (or) 9300 Sq.m - Planning Permission Issued - Forwarded for further action - Reg.

Ref :
1.Applicants. Mr.A.Sathishkumar & V.Deepakumar., Coimbatore Online application no: CBELPA / FBJCO68A /2023, Dated :02.11.2023
2.District Town and country planning Office, Coimbatore District Letter No. CBELPA/ FBJCO68A /2023 (Road pattern issued on dated: 20.01.2024).
3.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
4. Applicants. Mr.A.Sathishkumar & V.Deepakumar., Coimbatore Letter, Gift deed Document no: 862/2024 Dated: 24.01.2024.
5.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6.G.O.18, Department of Municipal Administration and Water Supply, dated:04.02.2019
7.G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
8.G.O.141, Housing and Urban Development Department, Dated: 16.07.2022
9.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
10.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
12.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
13.Demand payment Request Letter, Dated: 20.01.2024 & 23.02.2024 (requiring payment of OSR, Centage Fee & Development Fee)
14. Applicants. Mr.A.Sathishkumar & V.Deepakumar., Coimbatore (Payment of OSR, Centage Fee and Development Fee Dated: 20.02.2024 & 04.03.2024)
15.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated: 14.08.2021

With reference to the 1st cited letter, applicant has requested for the approval of residential layout in Coimabtore District, Sulur Taluk, Irugur Town
panchayat/Village, S.F Nos: 151/3B1, 151/3B2, 151/3B3 & 151/3B4 for an extent of 2.30 Acre (or) 9300 Sq.m.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Joint Director / Member
Secretary (i/c) on 20.01.2024. Further the Applicants. Mr.A.Sathishkumar & V.Deepakumar., have gift deed road, road splay and Public purposes has
been handed over to the local body vide Gift deed documents nos: 862/2024 Dated: 24.01.2024.

.
Hence, this residential layout has been approved with below conditions.

1.As per the condition, the layout has been approved and approved number issued as L.P/CLPA No- 116/2024 and Planning Permission No-
136/2024 and digitally signed layout drawings and The approved Layout plan is enclosed herewith for taking further action in the regard. The
applicant should submit the original Gift deed of 4th cited above to the concerned local body.
2. Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per
Condition no.9 (b).
3. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office
and land survey department for information and appropriate action
4. It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
5. As per circular cited in 12th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website.

Special Conditions

1. The local body should ensure the demolition of building before the approval.
2.a) With reference to the 6th & 7th cited and 9th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary
fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants After collecting the necessary
fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.
b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along
with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm
water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local
body
3.With reference to the 10th cited and 11th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park
areas public purpose reservations in favour concern local body.
4. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu
Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in
any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project
with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA
5. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not
legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development
is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the
property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can
settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide
this.
6. The Local Body may issue the final order, only after conferring that the applicant applied for Bulk sub-division
7.As per TNCDBR-2019 the following fee and charges are collected as follows:

Centage Fee	: Rs.	9000.00	dated: 04/03/2024
Development Fee	: Rs.	18600.00	dated: 04/03/2024
OSR Charges	: Rs.	3537352.00	dated: 20/02/2024

LAYOUT CONDITIONS
1. Alteration of plot sizes, road pattern, sizes, dimensions of public reservations and further subdivision of the plot

contrary to the Layout Plan
approved by the Town and Country Planning department shall not be done without the prior approval of the District Town and Country Planning
department.
2. The corners of the plots located at the junction of two roads should be laid with the splay as shown on the approved Layout Plan.
3. No plot shall be sold, leased or transferred in any other means or to build to build any construction on any plot before conforms to the above
two conditions.
4. The plots shown in approved Layout plan should be used only for the construction of residential houses other than the plots selected for
public purposes. Also, only in those places where the change is plot land use is requested those developments mentioned in Residential use zone
as per TNCDBR - 2019 should be allowed by the local body only after obtaining the prior concurrence of the town and country department.
5. If a low tension / high tension power line / telegraph line is present through the plots, the line should be shifted to the edge of the road or as
shown on the approved Layout Plan.
6. The low laying part of the layout area should be raised to street level
7. On all streets exceeding 7.2 meters in width, shading type trees shall be planted in symmetrical type within 1.00 meters from boundary and not
more than 9.00 meters in length, of the road.
8. The applicant must obtain final approval regarding the plots/ Layout from the concerned Local Body. Also, before constructing any buildings in
the plots, the applicant should be obtained necessary permission from the Town and Country Planning department or the Local Body Office
concerned.
9. a) As only planning permission / concurrence has been given to the said plot by the District Town and Country Planning Office. If any problem
arises regarding the ownership of land for the plot, it should be considered and decided by the local body.
b) When the said plots are approved by the Local Body, a copy of the approval should be sent to this office, along with a copy of certificate /
Acknowledgement (gift deed document) of handover of the public open spaces to the local body concerned
10. Once the applicant receives the approval of the layout plan from the district Town and country planning office, the approved layout plan shall
be permanently displayed at the entrance of the layout without any change / and compete details for public view through a 60cm x 120cm
permanent display board along with the details of resolution number and date of the layout.
11. The Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also submitted that no
right can be asserted on the ground that layout has been approved where there is no actual title to the land.
12. If the Documents provided for the land ownership and others documents submitted for consideration are found to be incorrect or if there is a
situation where the Planning Permission / Concurrence approval for the plot might be affected, the planning permission/ concurrence granted to
the layout will be cancelled by the District Town and Country Planning department without any prior notice.
13. A copy of the plan approved by the District Town and Country Planning Department along with a copy of this order shall be compulsorily
provided to the purchasers while the plots are sold.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent	: 9300 Sq.m (2.30 Acre)		
No. of Plots	: 28		
Gifted over to Local Body	:		
Layout Road	: 2731.09	sq.m	
Public Purpose - 1	: 34.28	sqm	(0.52 %)
TANGEDCO Purpose	: 59.89	sq.m	(0.91 %)

Copy to:
1. Mr. A Sathish Kumar & Mr.V Deepakumar
W6, North Main Road,
Anna Nagar West Extn,
Tiruvallur- 600101

Mobile Number-9600527870
Email Id-subramanian.bala21@yahoo.com

2. The Chair Person,
Tamilnadu Real Estate Regulatory Authority,
CMDA Tower – II 1st Floor, No.1A,
Gandhi Irwin Bridge Road,
Egmore,
Chennai - 600 008.



S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	13950	02/11/2023
2	OSR Fee	3537352	20/02/2024
3	Centage Charges	9000.00	04/03/2024
4	Development Charges	18600.00	04/03/2024
5	Display Board Charges		
6	Satellite town charge		



Joint Director/Deputy Director/Assistant Director(i/c)
District Town and Country Planning,
Coimbatore District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Joint Director
Location:Coimbatore
Date:2024.03.11 13:23:56

அனுப்புநர்
திரு.ரா.இராஜகுரு, எம்.டெக்.,
உறுப்பினர் செயலர் / இணை இயக்குநர் (பொ)
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
கதவு எண். 50, FCI சாலை,
காந்திமா நகர், கணபதி,
கோயம்புத்தூர் - 641 004.
Email Id: kovaidisttcp@gmail.com
Ph.No. **0422-2380243.**

பெறுநர்
செயல் அலுவலர்,
இருகூர் பேரூராட்சி,
சூலூர் வட்டம்,
கோயம்புத்தூர் மாவட்டம்.

ந.க.எண் **2635/2024 கோமா-1** **நாள்.** .08.2024

ஐயா,

பொருள் : மனைப்பிரிவு - கோயம்புத்தூர் மாவட்ட நகர் ஊரமைப்பு அலுவலகம் - கோயம்புத்தூர் மாவட்டம் - சூலூர் வட்டம் - இருகூர் பேரூராட்சி மற்றும் கிராமம் - க.ச.எண் - 151/3B1, 3B2, 3B3, 3B4-ல் 2.30 ஏக்கர் பரப்பளவு இடத்திற்கு குடியிருப்பு மனைப்பிரிவு ஒப்புதல் வழங்கியது - தொடர்பாக.

பார்வை :
1. மனுதாரர் திரு.A.சதீஸ்குமார் மற்றும் V.தீபக்குமார் அவர்களின் ஆன்லைன் விண்ணப்பம் எண் FBJCO68A/2023 நாள் 02.11.2023 மற்றும் 22.03.2024
2. இவ்வலுவலக செயலாணைக் கடிதம் இணையதள எண் FBJCO68A நாள் 11.03.2024.

கோயம்புத்தூர் மாவட்டம், சூலூர் வட்டம், இருகூர் பேரூராட்சி மற்றும் கிராமம், க.ச.எண், 151/3B1, 3B2, 3B3, 3B4-ல் 2.30 ஏக்கர் பரப்பளவு இடத்திற்கு பார்வை 2-ல் கண்ட கடிதம் மூலம் Single Window Online Portal-ல் மனைப்பிரிவு ஒப்புதல் வழங்கப்பட்டுள்ளது. மேற்காண் உத்தரவு கடிதத்தில் Allotment Details of Approved Layout Plan – என்ற இடத்தில் Shop site – 1 என சேர்ந்து திருத்தி வாசித்துக் கொள்ளுமாறு தெரிவிக்கப்படுகிறது.

16/8/24.

உதவி இயக்குநர் /இணை இயக்குநர் (பொ)
கோயம்புத்தூர் உள்ளூர் திட்டக் குழுமம்
கோயம்புத்தூர்

நகல்
Mr.A.Sathish kumar & Mr.V.Deepakumar
W6, North Main road,
Anna Nagar West Extn,
Tirunelveli – 600 101.



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